



barnard marcus

**Burgess House, St. Lukes Road, Whyteleafe CR3 0ES**

**welcome to**  
**Burgess House St. Lukes Road, Whyteleafe**

***Bright & modern apartment with  
allocated parking space.***

Well-presented second-floor apartment offering modern living in a peaceful yet well-connected area. The property comprises two generously sized double bedrooms, making it ideal for couples, or small families. The master bedroom benefits from a stylish en-suite, while a second, well-appointed bathroom serves guests or the second bedroom.

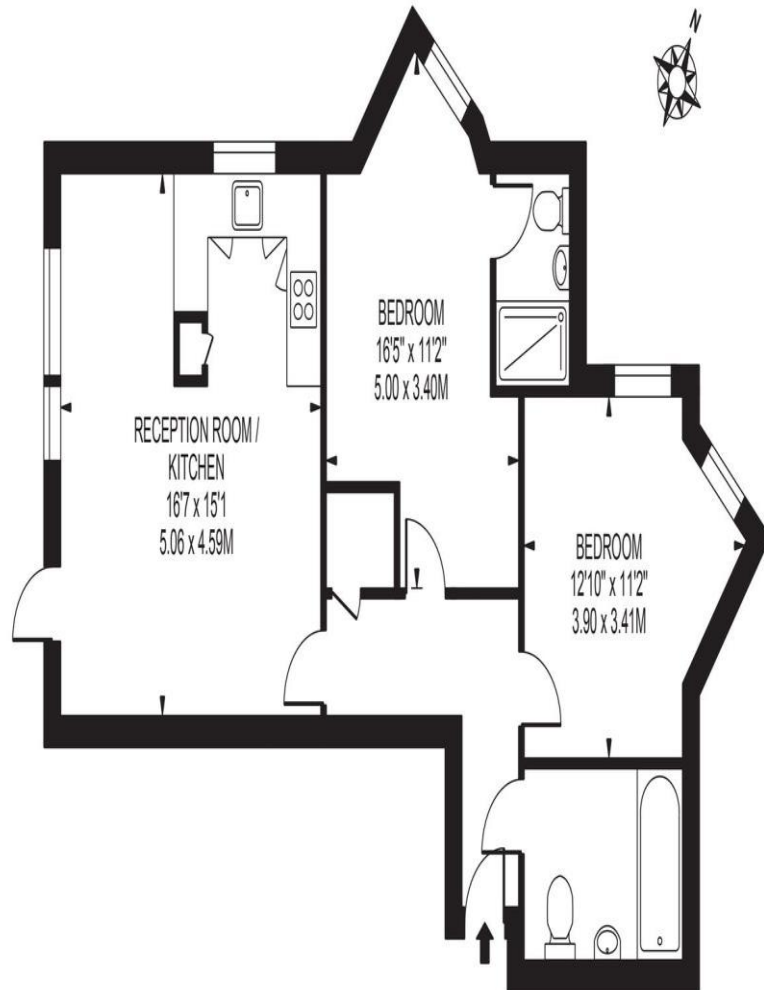
At the heart of the home is a bright and spacious open-plan kitchen and living area, designed for both comfort and entertaining. The space is enhanced by a Juliet balcony, inviting in natural light and offering an open, airy feel. The kitchen is modern and functional, with ample storage and workspace.





# ST. LUKES ROAD, BURGESS HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 677 SQ. FT. - 62.93 SQ. M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



The apartment also comes with an allocated parking space, a sought-after feature in the area. St Luke's Road is located within easy reach of Caterham town centre, providing a range of shops, cafes, and amenities. Excellent transport links, including Whyteleafe station a stones throw away plus Upper Warlingham station not much further, make it ideal for commuters heading into central London, while the surrounding green spaces and countryside offer a perfect escape for weekends.

welcome to

## Burgess House St. Lukes Road, Whyteleafe

- Second Floor Apartment
- Two Double Bedrooms
- Two Bathrooms (One en-suite)
- Open Plan Kitchen/Living Space
- Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2005.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £260,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SAN107722](https://barnardmarcus.co.uk/Property/SAN107722)



Property Ref:  
SAN107722 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8651 6363**



[sanderstead@barnardmarcus.co.uk](mailto:sanderstead@barnardmarcus.co.uk)



Station Approach, Sanderstead, SOUTH  
CROYDON, Surrey, CR2 0PL



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**